

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MAY 11, 2006**

**MEMBERS PRESENT**

John Cain  
Don Crohan  
Susan Fisher  
John Lackey  
Robert Medaugh  
Tom Murdic  
Paul Pratt  
Brian Sanders  
Steve Lane  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Mike Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant to the County Engineer  
Debbie Smith, Administrative Assistant  
Sheila Myers, Planning Secretary  
Lori John, Planning Secretary  
Ann Shaffer, County Attorney's Office

The Williamson County Regional Planning Commission met in regular session Thursday, May 11, 2006, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Mosley and Lamb were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

- Withdrawals from the agenda:  
Item 27 (Residential Site Plan for Chalmers Cove PRCD)
- Plan Forum group meeting is tentatively set for May 24<sup>th</sup> at 7 p.m. in the Auditorium.
- New Planner Position is still open.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the April 13, 2006, meeting. A motion was made by Commissioner Murdic to approve, and seconded by Commissioner Crohan. The motion passed unanimously.

**CONSENT AGENDA:**

**BONDS:**

1. **Ambergate Estates, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000  
**Recommendation:** Extend in the current amount for six (6) months.
2. **Belle Chase, Section 1** – Performance Bond for Landscaping - \$1,950  
**Recommendation:** Extend in the current amount for six (6) months and require completion.
3. **Belle Chase, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$186,000  
**Recommendation:** Extend in the current amount for six (6) months.
4. **Cherry Valley** - Performance Bond for Roads, Drainage and Erosion Control - \$35,000  
**Recommendation:** Extend in the current amount for six (6) months.
5. **Currey Ingram Academy** – Performance Bond for Backup Wastewater Treatment System - \$300,000

**Recommendation:** Deferral to June 8, 2006 Meeting.

6. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System - \$300,000

**Recommendation:** Deferral to June 8, 2006 Meeting.

7. **Laurelbrooke, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$92,000

**Recommendation:** Extend in the current amount for six (6) months.

8. **Leipers Valley** – Performance Bond for Water (HB & TS) - \$79,000

**Recommendation:** Extend in the current amount for six (6) months.

9. **Links at Temple Hills, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$200,000

**Recommendation:** Reduce to Maintenance in the amount of \$100,000 for a period of one (1) year.

10. **Mauldin Woods** – Performance Bond for Water (HB & TS) - \$52,300

**Recommendation:** Extend in the current amount for six (6) months.

11. **River Landing, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000

**Recommendation:** Extend in the current amount for six (6) months.

12. **River Landing, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000

**Recommendation:** Extend in the current amount for six (6) months.

13. **River Landing, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$85,000

**Recommendation:** Extend in the current amount for six (6) months.

14. **River Landing, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$30,000

**Recommendation:** Extend in the current amount for six (6) months.

15. **River Landing, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000

**Recommendation:** Extend in the current amount for six (6) months.

16. **River Landing, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$33,000

**Recommendation:** Extend in the current amount for six (6) months.

17. **River Landing, Section 8** – Performance Bond for Roads, Drainage and Erosion Control - \$105,000

**Recommendation:** Extend in the current amount for six (6) months.

18. **Second Nature Lawn Care** – Maintenance Bond for Landscaping - \$6,300

**Recommendation:** Release the bond.

19. **Stockett Creek, Section 1** – Performance Bond for Water (HVUD) - \$74,750

**Recommendation:** Release the bond.

20. **Stockett Creek, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$206,000

**Recommendation:** Extend in the current amount for six (6) months.

21. **Stockett Creek, Section 1** – Performance Bond for Sewer Improvements (HVUD) - \$40,755.40

**Recommendation:** Release the bond.

22. **Summer Hill, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$78,000

**Recommendation:** Extend in the current amount for six (6) months.

23. **Summer Hill, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$40,000

**Recommendation:** Extend in the current amount for six (6) months.

24. **The Woods of Blackberry** – Performance Bond for Water (HB & TS) - \$103,690

**Recommendation:** Reduce to maintenance in the amount of \$15,554 for a period of six (6) months

25. **Whitehall Farms, Section 3** – Maintenance Bond for Water (City of Franklin) – \$5,800

**Recommendation:** Extend in the current amount for six (6) months.

## **ITEM 26**

### **SITE PLAN AND CONDITIONAL USE REVIEW FOR FIRST PRESBYTERIAN EQUESTRIAN CENTER ON 142 ACRES LOCATED AT 3175 HORTON LANE IN THE 2<sup>ND</sup> VOTING DISTRICT.**

Mr. Matteson reviewed the background (see staff report), recommending approval with the following conditions:

- 1.) Any signage be approved per Ordinance requirements; and
- 2.) The execution of an Affidavit of Compliance to ensure continued adherence to the stipulations set forth in Division 4400 V of the Williamson County Zoning Ordinance and the approved site plan.

Mr. Matteson referenced letter from Jay Johnson, Franklin City Administrator, dated May 10, 2006 requesting deferral of this item due to the fact that the City will be pursuing annexation of this property.

Chairman Lackey opened the public hearing for comments.

Commissioner Mary Brockman, Representing the 9<sup>th</sup> Voting District, 1407 Old Hillsboro Rd, stated that it was her pleasure to be at this meeting supporting this project. This is something that most would love to see and would be an asset to the community.

Leoni Sidlowe S., 213 Panther Ct, stated that her only concern was the gravel road that comes off Horton Lane. She feels it should be paved due to the dust from the traffic on the road making a mess of her home.

Curry Thorton (applicant) stated when she started this project she approached the City of Franklin Planning & Zoning Dept. because of the land being part in the city and part in the County. She was told they would recommend she do this with the County, due to the fact it would be easier and not take as long. She spoke with Jay Johnson and asked about the city de-annexing the back of the property because of the city annexing it in 1998 without them asking for it to be annexed. He told her that this could not be done because the city wanted control of any property that might be used for Mack Hatcher Parkway. She then came to the county and began the process with Mr. Matteson.

Commissioner Murdic asked Ms. Thorton if she was aware that the city wanted to annex this property now and wanted the county to defer it. She stated she was not.

Chairman Lackey wanted clarification that the City of Franklin recommended to her to go to the county to get this project done and now they want to annex it. Ms. Thorton replied that was her understanding.

Bobby Lewis, 1838 Carters Creek Pike, stated he was in favor of this use.

There being no one else to comment, Chairman Lackey closed the Public Hearing.

Commissioner Murdic wanted to know if staff could explain why the city was now wanting to annex this property after telling applicant to go to the county with her project?

Mr. Horne stated the letter was received the afternoon of May 10<sup>th</sup> and staff did not know why the city was doing this.

Chairman Lackey stated his position was that the applicant had done everything she could do to get this project properly done and he sees no reason for deferral.

Commissioner Murdic made a motion to accept and approve Staff's recommendation. Commissioner Pratt seconded the motion. The motion passed unanimously.

#### **ITEM 27**

#### **RESIDENTIAL SITE PLAN REVIEW FOR CHALMERS COVE (PRCD), CONTAINING 378 LOTS ON 586.11 ACRES LOCATED OFF N. BERRY'S CHAPEL ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT.**

Withdrawn.

#### **ITEM 28**

#### **PRELIMINARY PLAT REVIEW FOR STARNES CREEK, PHASE 1, CONTAINING 33 LOTS ON 60.84 ACRES LOCATED OFF ARNO ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT.**

Mr. Matteson reviewed the background (see staff report). Staff recommended this item be deferred until Highway Commission approves turn lane improvements and the following remaining issues must be addressed prior to Final Plat consideration:

- 1) Prior to final plat submittal, construction of the wastewater treatment and disposal system shall be completed and approved by TDEC, an operating permit must be issued by TDEC, and certification of construction in accordance with approved plans must be submitted;
- 2) Submission of HOA documents for review and approval by the County Attorney's office prior to consideration of final plat approval. The approved HOA documents must be recorded prior to the recording of the final plat;
- 3) Establishment of performance bonds for roads (on-and off-site), drainage, and erosion control;
- 4) Establishment of performance bond for on-and off-site water improvements in favor of Milcrofton Utility District;

- 5) Establishment of performance bond for the sewer treatment and collection system as well as the back-up system;
- 6) Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
- 7) Final disposition of the strip of land adjacent to Page High School;
- 8) Verification of adequate abandonment and closure of water wells;
- 9) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
- 10) Dedication of right-of-way 42 feet off centerline of Arno Road and 30 feet off centerline of Meeks Road.

Commissioner Lane made a motion to accept and approve Staff's recommendation. Commissioner Crohan seconded the motion. The motion passed unanimously.

#### **OTHER BUSINESS:**

Chairman Lackey wanted to discuss the issue of condemning land for the benefit of private developments. He believes that this practice should not be done. He also stated he understands that the Planning Commission is not the final authority but he felt they need to state their position on this issue when right of way acquisitions are required off-site.

Commissioner Walton stated that coming from the County Commission side he does not feel they would condemn property for the benefit private acquisitions. He does not believe the County Commission supports this.

Commissioner Pratt agreed with Chairman Lackey that this would be a bad practice.

Commissioner Lane also agreed with Chairman Lackey's comments.

Chairman Lackey stated his reason for bringing this up was so staff would be in the position to tell applicants that the Planning Commission does not support this and he feels it needs to be on the record somewhere.

Commissioner Cain and Commissioner Crohan also agreed with Chairman Lackey.

Commissioner Fisher agreed also and wanted to know what legal council's position was on this.

Ms. Shaffer stated the State Legislature was looking at this right now and generally that for private use this was not favored, the only exception would be if roads need improvements in general because you have to provide for all the citizens.

Commissioner Murdic asked if they need to go on record and vote on this issue or would a general discussion suffice?

Chairman Lackey said that the motion they could make would be to allow staff to tell applicants that it is the position of the Planning Commission that they do not support the condemnation of land for private use so that applicants will be made aware that when doing their financial calculations that they are going to have to buy some properties.

Commissioner Pratt asked if staff could draw up a resolution stating this and present to Planning Commission.

Mr. Horne stated he understood where the Planning Commission stands but that there may at some point be a need for this and that they do not want to tie their hands.

Chairman Lackey stated they can always take an exception.

Commissioner Murdic recommended that staff draft a resolution stating the Planning Commission does not support the condemnation of land for private use.

Chairman Lackey concurred.

Commissioner Walton made a motion to recommend the drafting of a resolution. Commissioner Murdic seconded it. The motion passed unanimously by voice vote.

There being no further business, the meeting was adjourned at approximately 7:30 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY PLANNING COMMISSION ON JUNE 8, 2006.**

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CHAIRMAN JOHN LACKEY